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1 Llys Caradog, Creigiau, Cardiff, CF15 8DW

Offers over £300,000

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A large greatly extended three bedroom modern house, occupying a distinctive corner position with a pleasant open aspect, and located within the highly regarded semi-rural village of Creigiau. This well designed and spacious home was built circa 1987 by Messrs Bovis Homes, a well-known and reputable firm of national house builders, completed with a 10-year NHBC guarantee, and now with its extension providing 1040 square feet.

Well, improved with stunning landscaped front and rear gardens, this stylish modern home includes double glazed windows, gas heating with panel radiators and an Ideal Combi boiler, stunning porcelain tile sun patios to front and rear aspect, a super-sized open plan kitchen and dining room (22'10 x 12'10), with Royal Blue units and a full range cooker. There is also a large open plan lounge and sitting room (21'0 x 12'0), inset with double glazed bi-folding doors that open on to the wide sun terrace and landscaped rear gardens, coved ceilings with spotlights, a double radiator, and a floating wall mantel with electric log effect burner, The first floor comprises three good bedrooms, the master being a generous (15'1 x 9'1) and two full modern white bathroom suites, one being ensuite. A truly stunning feature are the beautiful, landscaped gardens, deigned with stunning porcelain patio tiles, a neat astro turf lawn, all enclosed for privacy and security. A super home in a great location. Must be seen!

Creigiau

This unique property fronts a quiet tranquil and well established popular residential road in the heart of the old village of Creigiau, a semi-rural location with great access to both Cardiff Pentyrch and the M4. The property is located with Creigiau, a highly sought after Village located on the outskirts of Northwest of Cardiff. The village has a strong Welsh-speaking community, and along with Pentyrch with excellent local primary and high schools including a bilingual primary school, which teaches through the medium of both Welsh and English, and Radyr High School, with local children collected by bus.

Within the Village there is also a local golf club, a small Tesco Express shop - which is also the Post Office, a Recreation Ground managed by village residents (home of local archery, cricket, football, and tennis clubs), a GP surgery, and local pub called 'The Creigiau Inn'. Cardiff Road links with Cardiff and within easy driving distance is an exit onto the M4, allowing fast travel to Cardiff, Newport, Swansea and Bristol.

Ground Floor

Entrance Porch

Stylish new gable fronted pillared entrance porch with stunning threshold leading to.....

Entrance Hall

Approached via a panelled front entrance door inset with upper light windows, single flight carpeted staircase with handrail to first floor landing.





Kitchen And Dining Room

22' 10" x 12' 10" narrowing to 9' 2" (6.96m x 3.91m narrowing to 2.79m) Well fitted along three sides with an extensive range of panel fronted floor and eye level units in royal blue beneath round nosed marble patterned laminate worktops, incorporating a large double white ceramic Belfast sink with brass mixer taps, full size range cooker with five ring gas hob, additional electric hotplate, integrated grill, two integrated fan assisted electric ovens, and an integrated warming drawer.

Walls in the kitchen are part ceramic tiled in retro ceramics, double glazed PVC outer door that opens on to the landscaped gardens. Ample space for the housing of an American style fridge freezer, stylish glass fronted eye level cabinets with brass slim line handles, space with plumbing for a washing machine, stylish flooring throughout, ample space for a large dining table and 6-8 chairs, double radiator, coved ceiling with spotlights, pretty sealed double glazed shaped casement window with an open front outlook, useful under stair storage and cloaks hanging cupboard.



Lounge

21' x 12' narrowing to 9' (6.40m x 3.66m narrowing to 2.74m) A very sizeable bright and airy principal sitting room with stylish flooring and double glazed bi-folding doors that open on to the wide sun terrace and landscaped rear gardens, coved ceiling with spotlights, double radiator, floating wall mantel with electric log effect burner, pretty shaped sealed double glazed casement window with an open front outlook. Approached from the kitchen via double glass panel doors.

First Floor

Landing

Approached via a carpeted single flight staircase with hand rail leading to a central landing with coved ceiling, access to roof space and a built-in full size linen cupboard with shelving and radiator.

Master Bedroom One

15' 1" x 9' 1" (4.60m x 2.77m)
Approached independently from the landing via a white traditional style panel door, pine flooring, pretty shaped sealed double glazed casement window with an open front outlook, radiator, coved ceiling.



Ensuite Bathroom

9' 1" x 5' 6" (2.77m x 1.68m)
Quality Waverley white suite with walls largely ceramic tiled, comprising panel bath with chrome shower fitment and chrome taps, large shaped pedestal wash hand basin with chrome taps, W.C., fully tiled floor, stylish chrome vertical towel rail/radiator, shaver point, coved ceiling with spotlights, patterned glass sealed double glazed pretty shaped casement window to rear.

Bedroom Two

10' 7" x 13' (3.23m x 3.96m)
Approached independently from the landing via a white traditional style panel door, radiator, coved ceiling, pretty shaped sealed double glazed casement window with a front open outlook.

Bedroom Three

12' x 6' 6" (3.66m x 1.98m)
Approached independently from the landing via a white traditional style panel door, radiator, coved ceiling, pretty shaped sealed double glazed casement window with a rear garden outlook.



Family Bathroom

Quality white suite with walls largely ceramic tiled comprising panel bath with chrome shower unit, chrome taps and clear glass shower screen, W.C., large, shaped pedestal wash hand basin with chrome taps, stylish chrome vertical towel rail/radiator, shaver point, ceiling with spotlights, air ventilator, patterned glass sealed double glazed shaped casement window to rear.

Outside

Front Garden

Beautifully landscaped with slate pavements and a low brick-built boundary wall topped with slate coping stones.

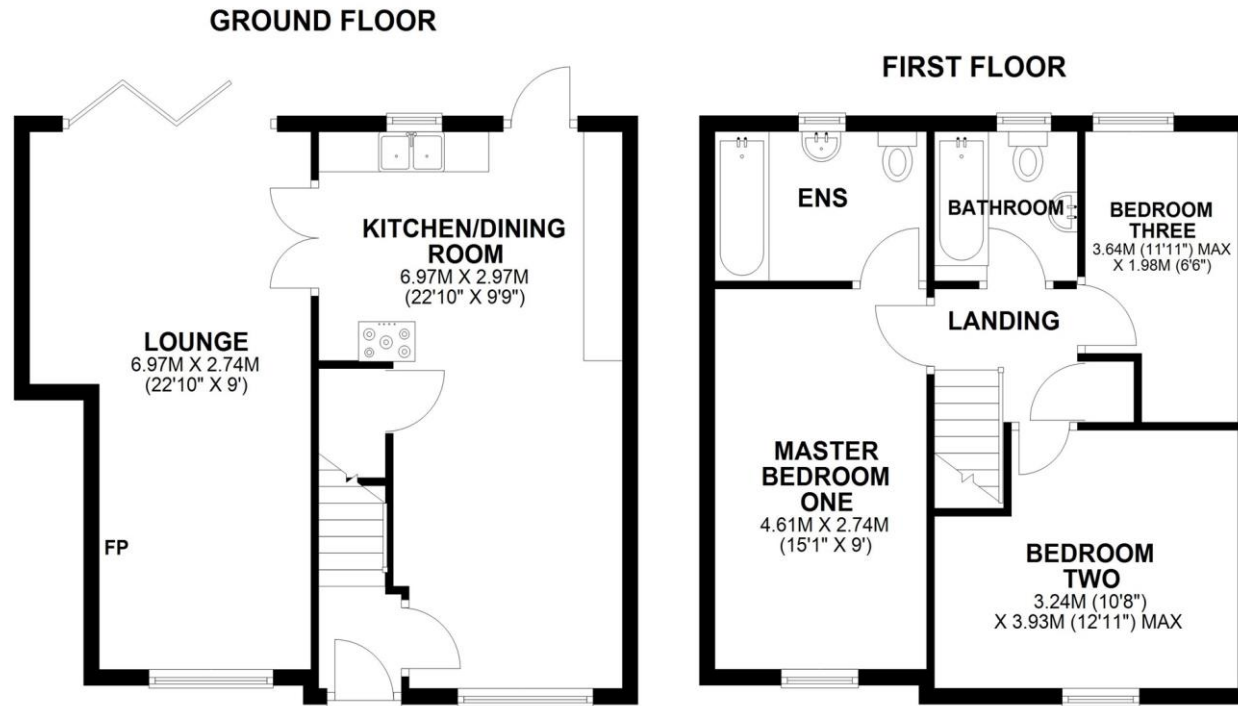
Rear Garden

Also beautifully landscaped with a large and wide slate paved sun terrace with matching stone boundary walls low in height and surmounted by slate coping stones, leading to an Astro turf lawn, with a rear garden shed, all enclosed by timber fencing to afford privacy and security.



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